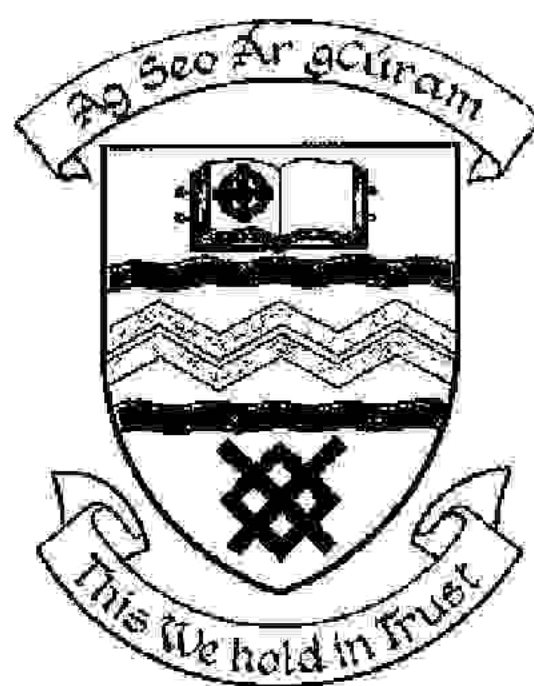


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0453	
1. Location	Crockshane, Rathcoole, Co. Dublin.		
2. Development	Construct dwelling and septic tank.		
3. Date of Application	11/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: P & C O'Kelly, Address: Crockshane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1802 Date 09/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3010 Date 23/10/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

REG. REF. S97A/0453 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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D McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 3010	Date of Final Grant 23/10/97
Decision Order Number 1802	Date of Decision 09/09/97
Register Reference S97A/0453	Date 11th July 1997

Applicant P & C O'Kelly,

Development Construct dwelling and septic tank.

Location Crockshane, Rathcoole, Co. Dublin.

Floor Area 170.000 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,

subject to the following (7) Conditions.

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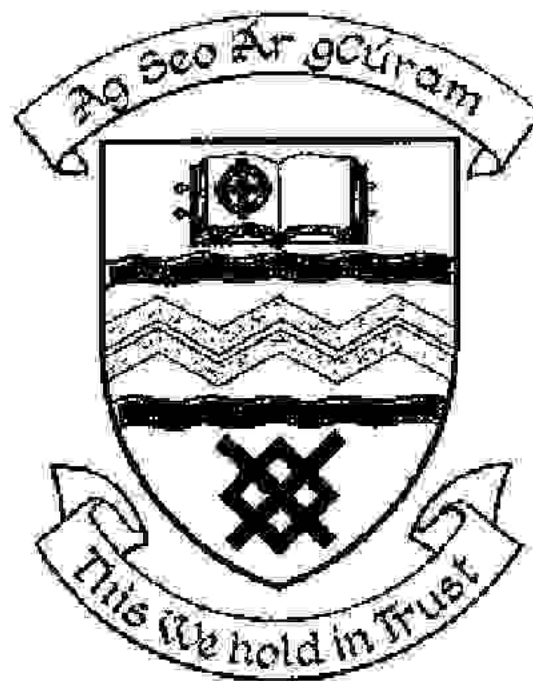
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed entrance and front boundary wall shall be set back to the 'vision splay line' indicated on the lodged plans. All details shall be agreed with the Councils Roads Department before any works are commenced on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 Before any development is commenced on site the applicant shall obtain the approval of the Principal Environmental Health Officer in relation to the location and details of the septic tank proposal.
REASON:
In the interest of public health.
- 4 The roof tiles shall be blue, black or grey.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 6 That a financial contribution of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area which will facilitate this development; this contribution to be paid before the commencement of development.

REASON:

The provision of this service in the are by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 7 In the event of a connection being made to a public sewer, the proposer is to pay a sum of £375 (three hundred and seventy five pounds) towards the cost of the provision of public sewerage facilities in the area of the proposed development and which facilitates this development.

REASON:

The provision of this service in the area by the Council will facilitate the proposed development. In the event of a connection being made it is considered reasonable that the developer should contribute towards the cost of providing the service.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

signed on behalf of South Dublin County Council.


..... 24 October 1997
for SENIOR ADMINISTRATIVE OFFICER